

leadership

Scope development

cost tracking

design

programming

building plans

budgeting

schedules

estimating

Value engineering

construction

*Cambrian School District
Measure R Construction Program
Seismic Evaluation Study*

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Stephen Corl, Rick Kramer



Background

- The Division of the State Architect (DSA) is the authority having jurisdiction over the safety of school facilities. Structural and fire life safety are DSA's primary safety concerns.
- DSA's mission is to ensure that School District's improve the seismic and fire life safety of old buildings during modernizations to the maximum extent possible.

Background

- DSA IR-EB-4: Rehabilitation Required by Cost (recently updated) – if the cost of a school building modernization exceeds 50% of an established replacement value of \$500 per SF, then the District must bring the building up to full current building code as part of the modernization.
- We cannot fault the argument, however \$500 per SF is a low replacement cost metric, and full seismic code upgrades are extremely costly.

Background

- For modernizations, IR-EB-4 requires Districts to prove their existing buildings are safe, and prove that the modernization cost is less than 50% of the replacement cost. The extent of the Measure R modernizations proposed are likely to approach the \$250 per SF threshold.
- We should voluntarily improve the structural safety of our schools as recommended by licensed structural engineers, however full upgrade to current building codes would be cost prohibitive.

Background

- Hobach Lewin, Inc. Structural and Civil Engineers has been asked to provide a proposal for an extensive assessment of the structural safety of the District's 5 active schools (Steindorf aside).
- The study will determine the extent of seismic upgrades that DSA could mandate and permit us to plan the modernizations accordingly without an unexpected delay in permitting. More importantly the study will provide the engineering basis of which seismic upgrades would be prudent on a voluntary basis despite a DSA IR-EB-4 mandate.

Recommendation

- Staff recommends approval of the July 7, 2021 proposal by Hobach Lewin Inc. for \$175,000 to perform a seismic evaluation of 32 of the District's existing individual buildings at Price, Bagby, Fammatre, Farnham and Sartorette schools.
- The study would be funded with Measure R funds and be allocated to the \$6M project entitled "Seismic upgrade allowance for phase 2 & 3 modernizations"